



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

524050 Range Rd 22
Rural Vermilion River, County of, Alberta

MLS # A2227303



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,075 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	24.98 Acres		
Lot Feat:	Corners Marked, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Laminate	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Not Your Average Mobile. Not Even Close. This isn't a mobile with updates—it's a full-blown reinvention. With over 2,000 sq ft of space, this home sits on nearly 25 acres just 10 km from Marwayne and offers a layout, look, and lifestyle that feels anything but manufactured. Step into the oversized entry—yes, oversized. This space is more than just a pass-through; it sets the tone. Two full closets on one wall, an updated half bath tucked on another, and room to comfortably greet a crew or host a bench, coat rack, gallery wall—you name it. From here, a beautifully staged hallway (they've nailed the lighting and decor!) guides you into the heart of the home. Inside, you'll find 3 bedrooms—one currently set up as a home office. Newer laminate runs throughout most of the home. The kitchen features a wood stove that adds both character and another source of practical heat. The 5-piece main bath is a standout: custom tile shower, soaker tub and a layout that feels more spa than standard. Built-in shelving with adjustable lighting adds both flair and function, while the laundry room is a thoughtful surprise—featuring a live-edge wood counter over the washer/dryer and a tiled dog-wash station with a deep sink. There's a sweet little nook off the dining area that catches the natural light just right, perfect for morning coffee or an evening wind-down. Kitchen, dining and living areas are semi-open, with a half wall for visual flow and just enough separation. Updates? Yes: hot water on demand, new shingles (2023), fresh stain on the deck, fresh paint on the shed, updated lighting throughout. Outside: 30 x 32 metal shop (uninsulated), dugout with new windmill water system, older single garage (dry, decent—great storage!), fenced on 3 sides, small corral (horses welcome), almost 400 trees planted, yard is

immaculate and it shows. There's a generous utility/storage room for all the extras, and plenty of room for more. Whether you want space for animals, toys, gardens or just room to breathe—it's here. The sellers have poured time and care into every inch of this place. If you're looking for rural living that's comfortable, creative, and move-in ready—this one's worth the drive.